

February 26, 2006

Commissioner Catherine Hanson  
Lake County Board of County Commissioners  
P.O. Box 7800  
315 West Main Street  
Tavares, FL 32778-7800

RE: Application For Water/Sewer/Reclaimed Water Services  
Sorrento Hills, Inc.

Dear Commissioner:

On behalf of the Mt. Plymouth-Sorrento Planning Advisory Committee I am writing you concerning the referenced application.

This committee met on January 11, 2006 and had a presentation by the Sorrento Springs developers. This followed a presentation made to the Zoning Board where a request for densities of 5.5 units/acre on the subject's land was forwarded to the County Board of Commissioners with a recommendation that the density be reduced to 3.5 units/acre. Upon completion of the presentation and discussion by the members of the MPSAC, it was our recommendation that this request be denied and that the density should be no more than 1 unit/acre, consistent with the recommendation of the County staff. Subsequent to that time the Committee has identified that the subject area might have as many as 2 units/acre.

It has come to the attention of the Committee that the Sorrento Springs developers have made application to the City of Eustis for water and sewer services. The City of Eustis has voted 3-2 in favor of the request. The City of Eustis will begin work on a study to increase its capacity by 2,500 units. This increase in units exceeds the applicant's implied need of 590 units (3.5 units/acre).

This Committee requests that the Board of County Commissioners be mindful that:

1. A central utilities request has been made for densities that not only have not been approved, but also are against the recommendations of County staff.
2. The request and apparent agreement calls for an increase in capacity in an unincorporated area far from the city limits of Eustis that threatens this unincorporated area with likely annexation and/ or fuels pressure in an area that is, pursuant to the Committee's work, slated for much lower densities.
3. Intervention by the County would seem warranted to access this situation before Eustis has invested in this project to the extent that abandonment is not practical.

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We have included a copy of the application that was submitted as part of “Consideration #8 from the February 16, 2006 Regular City Commission Meeting” of the City of Eustis.

Thank you for your consideration and be assured that the MPSAC is working diligently to conclude the FLU recommendations so as not to adversely impact developers and property owners.

Sincerely,

G. Curtis Duffield  
President  
Mount Plymouth-Sorrento Planning and Advisory Committee

CC: City of Eustis  
Committee Members  
Staff